

FEE \$	10.00
TCP \$	-
SIF \$	-

**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG PERMIT NO. 79620



Your Bridge to a Better Community

17400-11198

BLDG ADDRESS 742 Wilson Court SQ. FT. OF PROPOSED BLDGS/ADDITION 2900

TAX SCHEDULE NO. 2701-344-03-009 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Wilson Ranch TOTAL SQ. FT. OF EXISTING & PROPOSED 2900

FILING 1 BLK 1 LOT 9

NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction

(1) OWNER Ron + Betty Martin

NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction

(1) ADDRESS P.O. Box 1765, G.J., 81502

USE OF EXISTING BUILDINGS N/A

(1) TELEPHONE 970-244-9986 ext 17

DESCRIPTION OF WORK & INTENDED USE Rebuild of Burned Down House

(2) APPLICANT Chaparral

TYPE OF HOME PROPOSED:

(2) ADDRESS P.O. Box 1765, G.J., 81502

Site Built  Manufactured Home (UBC)

(2) TELEPHONE 970-244-9986 #17

Manufactured Home (HUD)

Other (please specify) Rebuild of Burned Down house

**REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.**

**THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF**

ZONE PR4.4

Maximum coverage of lot by structures \_\_\_\_\_

SETBACKS: Front 25' from property line (PL)  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Permanent Foundation Required: YES  NO \_\_\_\_\_

Side 10' from PL, Rear 20' from PL

Parking Req'mt 2

Maximum Height 35'

Special Conditions \_\_\_\_\_

CENSUS 10 TRAFFIC 18 ANNEX# \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature]

Date 4-26-01

Department Approval Ronnie Edwards

Date 4-26-01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no charge</u>
Utility Accounting <u>Ronnie Edwards</u>		Date <u>4-30-01</u>	

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning)

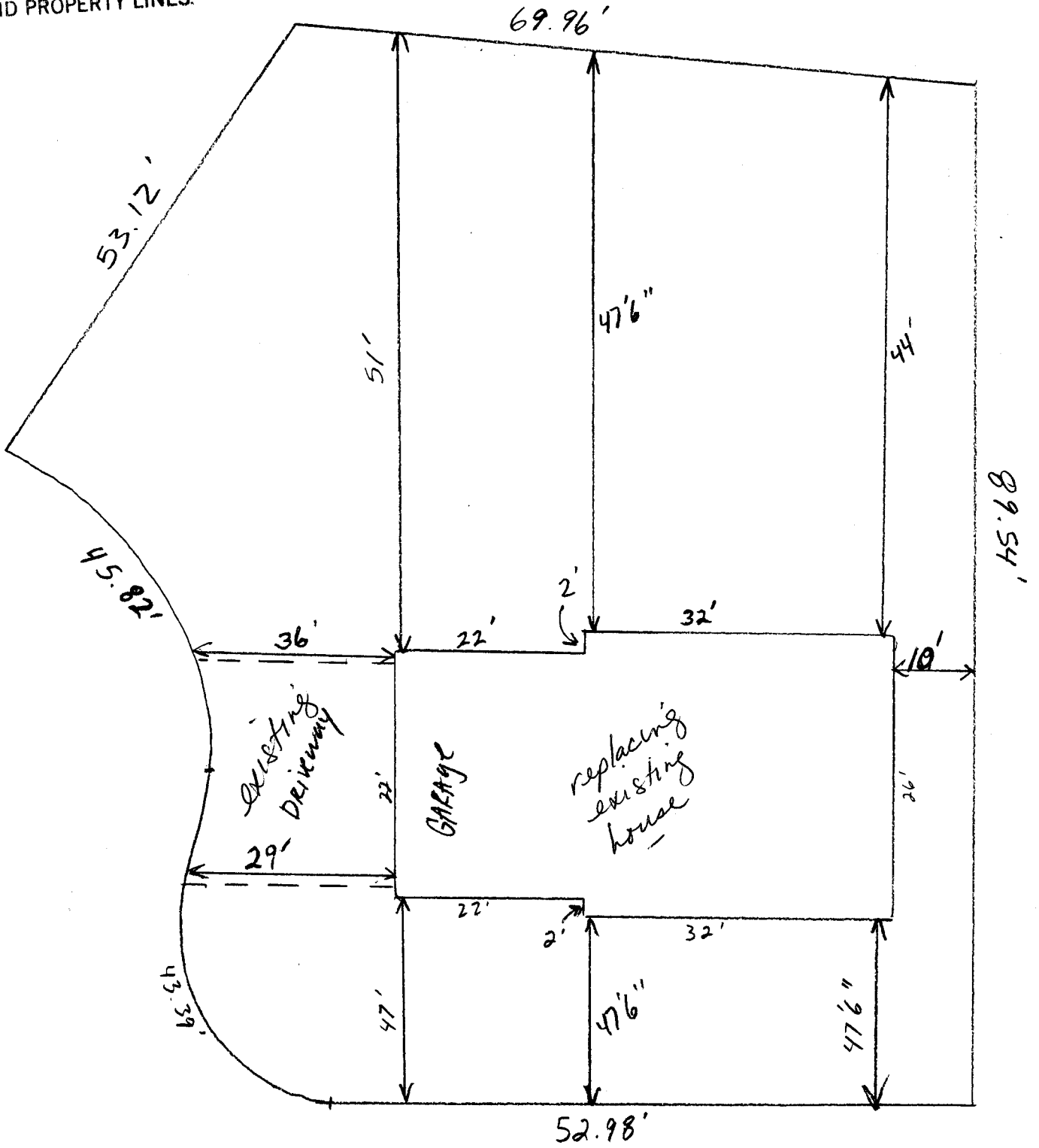
(Yellow: Customer)

(Pink: Building Department)

(Goldenrod: Utility Accounting)

742 Wilson Ct.

ACCEPTED *Alisa Aragon 4/30/07*  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



WILSON COURT